



PLANNING COMMISSION AGENDA

Thursday, February 4, 2016

NOTICE IS HEREBY GIVEN that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at 13011 South Pioneer Street (6000 West), Herriman, Utah.

6:00 PM - Work Meeting: *(Front Conference Room)*

- ↓ Review of Agenda Items

7:00 PM - Regular Planning Commission Meeting:

1. **General Business:**

Welcome

- 1.1 Invocation and Pledge
- 1.2 Roll call
- 1.3 Approval of Minutes for: **January 21, 2016**

2. **Administrative Items:**

Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the application's compliance with the ordinance.

- 2.1 **01P16** – Demie – 13727 S Rocky Point Dr – Request for a Reasonable Accommodation for up to 12 Occupants for a Residential Recovery Facility – Zone: A-1 (Continued from January 21, 2016)
- 2.2 **25C15** – Verizon Wireless – 11917 S Mustang Trail Way – Proposed Monopole (Communication Facility) – Zone: R-2-10 (Continued from September 17, 2015)
- 2.3 **44C08-02** – Wasatch South Hills – 3600 W 15800 S – Proposed Amendment to the Approved Master Plan for the South Hills PUD – Zone: A-1 – Acres: 17
- 2.4 **02C16** – RSL Training Academy, LLC – 3600 W Autumn Crest Dr – Proposed Conditional Use Approval for Commercial Recreation – Zone: R-2-10 – Acres: 40

3. **Legislative Items:**

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.

- 3.1 **01Z16** – RSL Training Academy, LLC – 15102 S 3200 W – Proposed Rezone from A-1 to R-2-10 – Acres: 17 (PUBLIC HEARING)
- 3.2 **02Z16** – Herriman City – 14199 S 4800 W – Proposed Rezone from R-2-10 to C-2 Acres: 31 (PUBLIC HEARING)

- 3.3 03Z16 – Herriman City – Text Change to Section 10-19-27; Single Family Design Standards (PUBLIC HEARING)
- 3.4 04Z16 – Herriman City – Text Change to the Land Use Ordinance Regarding Accessory Buildings (PUBLIC HEARING)

4. **New Items of Subsequent Consideration:**

5. **Future Meetings:**

- 5.1 Planning Commission Meeting – Thursday, February 18, 2016 @ 7:00 PM
- 5.2 City Council Meeting – Wednesday, February 10, 2016 @ 7:00 PM

6. **ADJOURNMENT:**

- ✚ In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Herriman City at (801) 446-5323 and provide at least 48 hours advance notice of the meeting.
- ✚ ELECTRONIC PARTICIPATION: Members of the planning commission may participate electronically via telephone, Skype, or other electronic means during this meeting.
- ✚ PUBLIC COMMENT POLICY AND PROCEDURE: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the commission will be asked to complete a written comment form and present it to Cindy Quick, Deputy Recorder. In general, the chair will allow an individual three minutes to address the commission. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. This policy also applies to all public hearings.

I, Cindy Quick, certify the foregoing Herriman City Planning Commission agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body, at the building where the meeting is to be held. It was also posted on the Utah State Website <http://www.utah.gov/pmn/index.html> and on Herriman City's website www.herriman.org.

Dated and Posted this 28th day of January, 2016

***Cindy Quick, CMC
Deputy Recorder***



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, January 21, 2016

Waiting Formal Approval

6:04:46 PM 6:00 P.M. ~ Work Meeting (Open to the Public)

Attendance

Planning Commission Members:

Chris Berbert
Jeremy Burkinshaw
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith
Wade Thompson

Council Members:

Coralee Wessman-Moser

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planner I
Heather Upshaw, Senior Planner
John Brems, City Attorney

 6:04:53 PM Closed Session:

Closed session for the Planning Commission to act in a quasi-judicial capacity to act on a reasonable accommodation filed by Michael Demie and Renew Wellness and Recovery with respect to property located at 13727 S Rocky Point Drive pursuant to the authority identified by the Utah Supreme Court in *Dairy Product Services, Inc. v. City of Wellsville*, 13 P.3d 581, 595 (Utah 2000).

Commissioner Chris Berbert MOVED to meet in a closed session to act in a quasi-judicial capacity to act on a reasonable accommodation filed by Michael Demie and Renew Wellness and Recovery with respect to property located at 13727 S Rocky Point Drive pursuant to the authority identified by the Utah Supreme Court in *Dairy Product Services, Inc. v. City of Wellsville*, 13 P.3d 581, 595 (Utah 2000).

Commissioner Adam Jacobson SECONDED the motion.

Chair Smith called for a roll call vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

At 6:06:21 PM Planning Commission members met in a closed session. Those present during the closed session included Clint Smith, Jessica Morton, Robyn Shakespear, Jeremy Burkinshaw, Chris Berbert, Adam Jacobson, Wade Thompson, Bryn McCarty, Heather Upshaw, Sandra Llewellyn, Brett Wood, Jody Burnett and John Brems.

Commissioner Adam Jacobson MOVED to adjourn the closed session.

Commissioner Robyn Shakespear SECONDED the motion.

Chair Smith called for a vote.

The motion passed unanimously.

The closed session adjourned at 6:29:16 PM

6:29:19 PM Review of Agenda Items

Review of Agenda Items

2.1 – RDM Land & Development – Changes to the CCR's and architecture. Applicant discussed the standards for brick and stone. Commission explained that they would like the applicant to meet the current standards. They were discussing the option because they were previously approved before the standard changed. The applicant agreed to meet the current standards.

2.2 – Edge Homes – Continued to view the site plan. Parking was shown on the site plan along with signage.

2.4 – Nielsen – Proposal for a basement unit. The owner does have to live in the home.

2.5 & 2.6 – Rosecrest Plat Z – single family large lots with private roads and a gated community. A 30 lot development, one access approved by fire, some lots are sloped but the lots are large and setbacks are sufficient. The commission requested having the gate come back to the commission for approval. Matt Watson explained they they would bring back a monument sign come back too and they can bring back the gate for approval at that time.

2.7 & 2.8 – Clayton Homes – a phase in Miller Crossing for subdivision and PUD approval. The development agreement is not yet complete but the plat will not be signed until it is completed. The commission requested overall number of units for the development.

2.9 – Demie – was discussed in the closed session.

At the next meeting there will be a text change for accessory buildings and the single family design standards. The single family design standards need a language change not the criteria. The size of the accessory buildings will be discussed. There will be a public hearing and discussion.

Meeting Adjourned at 6:58:00 PM



7:02:36 PM 7:00 P.M. ~ Regular Planning Commission Meeting

Attendance

Planning Commission Members:

Chris Berbert

Jeremy Burkinshaw

Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith
Wade Thompson

Council Members: Mayor Carmen Freeman

City Staff: Bryn McCarty, City Planner
Sandra Llewellyn, Planner I
Heather Upshaw, Senior Planner
Cindy Quick; Deputy Recorder
John Brems, City Attorney

1. GENERAL BUSINESS:

Chair Clint Smith welcomed those in attendance.

- 1.1 7:03:17 PM Invocation and Pledge:
Matt Watson offered the invocation
Steve Maddox led the pledge
- 1.2 7:04:27 PM Roll call: Full Quorum, Blayde Hamilton absent
- 1.3 7:04:37 PM Approval of Minutes for: **January 7, 2016**

Commissioner Chris Berbert **MOVED** to approve the minutes for January 7, 2016.
Commissioner Jessica Morton **SECONDED** the motion.
The voting was unanimous.

Vote passed.
Motion carried.

7:05:19 PM Chair Clint Smith reviewed the public comment policy and procedure.

2. Administrative Items:

Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the applications compliance with the ordinance.

- 2.1 7:06:18 PM **20S14** – RDM Land & Development – 6769 W 14600 S – Proposed Approval of the CCR's for The Ridge Subdivision (Continued from December 17, 2015)

City Planner, Bryn McCarty explained that the item was continued for architectural elements. The exterior requirements were what was in question. During the work meeting the applicant agreed to meet the current requirements.

Planning commission requested rewording 4.6 that the minimum required amount of brick stone stucco fiber cement or a combination thereof is 40% of the front elevation to meet the requirements of the city.

Commissioner Chris Berbert **MOVED** to approve the item with a change to item 4.6 to make sure it meets the minimum requirement of brick or stone on the front elevation of 40% which would take out the stucco or fiber cement, and also to strike out the portion where it says, except when doing a craftsman or prairie style home 100% will be required on the front elevation new materials that have the quality, look, desirability and resistance to the elements comparable to brick, tile, stone, stucco or fiber cement may be approved by the committee.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2.2 **7:09:32 PM 38S15** – Edge Homes – 13295 S Herriman Rose Blvd – Proposed Subdivision of Single Family Cluster Units and Condos – Zone: MU-2 – Acres: 11.64 – Units: 148 (Continued from January 7, 2016)

Chair Clint Smith noted that item 2.2 and 2.3 will be discussed together.

City Planner, Bryn McCarty oriented the commission with a site plan showing a sport court and on street parking with signage. The elevations for the buildings were shown. For the alley lots a five foot setback will be required for the garage and a three foot setback to the porch for the living space.

Jaran Nicholls, 482 W 800 N, Orem, noted that there will be signage for the no long term parking locations.

Chair Clint Smith asked about whether or not there will be separate CCR's for the development. The Town Center does have an overall guideline and Mr. Nicholls stated that the community will have their own CCR's. Chair Smith asked that the no long term parking be tied to the CCR's. Steve Maddox, reported that they will add a disclosure about being on the transportation corridor on the deed and seller disclosure and he asked for the language for that disclosure. City Planner, Bryn McCarty suggested working with engineering for that disclosure.

Adam asked about the alley way alignment. The alignment had been approved with engineering. City Planner Bryn McCarty suggested that the requirement state that the city engineer will approve the alignment.

Commissioner Adam Jacobson **MOVED** to approve the item with requirements outlined by staff.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

- 2.3 7:17:48 PM **14C08-19** – Edge Homes – 13295 S Herriman Rose Blvd – Final Master Plan Approval of Single Family Cluster Units and Condos – Zone: MU-2 – Acres: 11.64 – Units: 148 (Continued from January 7, 2016)

Commissioner Adam Jacobson **MOVED** to approve the item with staff recommendations.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

- 2.4 7:18:30 PM **01C16** – Nielsen – 13677 S 6315 W – Proposed Conditional Use for a Secondary Unit Zone: A-.50 – Acres: .56

City Planner, Bryn McCarty reviewed the requirements for a secondary unit. Images of the home were shown.

John Nielson (applicant), 13677 S. 6315 W., explained that the proposal was for a basement apartment. He noted that there is additional parking in the rear. He currently had his parents living in the home and they are considering moving to a different facility so he would like to rent out the basement. He noted that this was a permitted basement finish and there is a separate entrance with a walk-out daylight basement.

Commissioner Wade Thompson **MOVED** to approve the item with staff recommendations and requirements.

Commissioner Jeremy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

- 2.5 7:22:06 PM **01S16** – Rosecrest Communities, LLC – 14868 S Juniper Crest Rd – Proposed Subdivision of Single Family Dwellings – Zone: R-1-15 – Acres: 14.25 – Units: 30 (PUBLIC HEARING)

Chair Smith noted that item 2.5 and 2.6 will be discussed together.

City Planner, Bryn McCarty oriented the commission with an aerial map, showing plat Z (the last Rosecrest plat) with 30 single family lots. The site plan was shown. The design guidelines (CCR's) will be met and most likely be stricter guidelines for the development.

Matt Watson, Rosecrest Communities, noted that the open space to west and south had already been dedicated. The roadway section, statistics of the subdivision, setbacks and images of the home styles were

shown. The development will have private roads, will be HOA owned, maintained and will be a gated community.

Commissioner Adam Jacobson asked for a comparison with the total number of units. Completed project totals were shown. They originally were approved for 3,028 units. Since that time Plat S was brought in and was approved for 202 units. Plat Z was estimated at 30 units. Totals for the proposed projects under original PUD were shown. There are 50 units remaining on the original PUD approval.

7:29:58 PM Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

None

7:30:25 PM Chair Smith closed the public hearing.

Commissioner Adam Jacobson **MOVED** to approve the item with staff recommendations and additional item seven that does not allow access on Juniper Crest Road from any of the lots and would like it noted on the plat.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

- 2.6 7:31:48 PM **01C99-15** – Rosecrest Communities, LLC – 14868 S Juniper Crest Rd – Final PUD Approval for 30 Single Family Lots – Zone: R-1-15 – Acres: 14.25 – Units: 30

Commissioner Adam Jacobson **MOVED** to approve the item with staff recommendations and number four to require the monument and landscaping to come back for planning commission approval.

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

- 2.7 7:32:29 PM **02S16** – Clayton Homes, Inc – 5500 W 12100 S – Proposed Subdivision of

Chair Smith noted that item 2.7 and 2.8 will be discussed together.

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The approved plan for Miller Crossing was shown and it was noted that the proposal was for Pod 8. It was noted that the creek running through the development was Copper Creek. All units have garages but not all have basements. Elevations were shown. The interior streets will be private. Commissioner Adam Jacobson questioned the closeness of the driveways along the public road.

John Clayton (applicant), 6023 E Woodcrest Dr, Salt Lake City, presented color/material boards. He reported that the road in question was private and pointed out the roads around the town homes. The other units front the opposite side of the garage. The road will be private and privately maintained. Alley loaded units would have basements; the other units are slab-on-grade. All units have two car garages. The differences in the building styles were discussed. Unit driveways and on-street parking was discussed. City Planner, McCarty noted that there would not be on-street parking allowed on the main road. Mr. Clayton reported that they plan to fence the development in the front of the units along the main road. He reported that additional parking could be added.

7:50:09 PM Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

None

7:50:34 PM Chair Smith closed the public hearing.

Parking concerns were voiced. Chair Smith commented a desire to have engineering review the plan. Commissioner Adam Jacobson requested the overall numbers and units in the development. There was concern for the number of units that do not have basements. Commissioner Adam Jacobson would like to see a drawing with an illustration of the development fenced. City Planner, Bryn McCarty noted that a precast fence would be required if the applicant wants to include fencing along the main road. A brief discussion about fencing took place. Commissioners would like to see the fence plan. Chair Smith suggested that a larger buffer / setback be provided if the development is fenced. Commissioners asked to have engineering review the plan. The colors of the units were briefly discussed and the consensus of the commission was that they were fine with the colors.

Commissioner Jeremy Burkinshaw **MOVED** to continue the item without date.

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

for 100 Townhomes – Zone: R-2-10 – Acres: 8.91 – Units: 100

Commissioner Chris Berbert requested that the overall numbers be brought back to the commission.

Commissioner Jeremy Burkinshaw **MOVED** to continue the item without date.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2.9 7:59:14 PM **01P16** – Demie – 13727 S Rocky Point Dr – Request for a Reasonable Accommodation for up to 12 Occupants for a Residential Recovery Facility – Zone: A-1

City Planner, Bryn McCarty oriented the commission explaining that the proposal was for an amended request with additional information. The city has provided a financial statement and responses received were provided to the commission.

Chair Clint Smith explained that there were notices mailed for the item, however, it is an amendment to an original application and no additional public comments will be taken tonight. The residents' concerns have been heard and are known.

Cory Caldwell (representing the applicant), Attorney for Renew Wellness and Recovery, thanked the commission for their time and effort with the application and appreciated the interactive process taking place. Ms. Caldwell noted that Mike Demie and Debra Wayman, Clinical Director of Renew, Clyde Kennison (owner) and Ted McBride, attorney, were all present and prepared to speak to the commission if needed.

Ms. Caldwell briefly gave an overview of Renew Wellness and Recovery. It is a residential treatment center offered to adult women ages 18-50. A variance has been requested because the home cannot successfully operate with only four unrelated individuals. The accommodation would be for up to twelve residents or twelve unrelated people to live there at one time.

She described two pillars that support the need for the request. One was a financial need and the other was a therapeutic need.

Both Renew and LYRB, a company that conducted an independent financial analysis, agree that the program would not be successfully run with only four residents. Both Renew and LYRB also agree that it needs to be at least up to seven or eight. Ms. Caldwell reported that this is a fair housing movement; this is a fair housing case. It's not a business case. Profitability was included in the report but can only be used to elevate to a level of financial stability. It was noted that if only four people are paying rent, the home cannot be financially stable to pay for therapy and overhead.

Both financial and therapy are needed. If they only have one the home will fail because the therapeutic need would not be met. Ms. Caldwell reported that group therapy is effective, essential, important for peer support and to establish commonalities and to reach out to each other. Debra Wayman analyzed available research and felt like eight to twelve participants would be an optimal therapy group. That means eight to twelve people participating in the therapy session, not eight to twelve residents. If the cap is set at eight and there is a

vacancy you're group would go down to seven and you're out of that optimal group size of therapy. There is also individual therapy and family therapy which pulls residents away from a group therapy session so you have to have a little bit of wiggle room. Some months there is a need for all twelve residents so the business can have a little bit more money and stability to fuel a lower month so that it's not going under water. If there's only eight, they're never going to reach an optimal group size. Denying the request would be denying a fair housing right that's guaranteed to a protected class. The FHA guarantees for housing rights and it guarantees an opportunity to live in a community of your choice. That's what it's there for and that's the law that needs to be upheld. Ms. Caldwell asked if there was any questions for her or Mike or Debra.

Chair Clint Smith again asked if any members present had anything else to add. Ms. Caldwell thanked the commission and relayed that there were no additional comments. Chair Smith turned to the planning commission for further discussion or questions. No further discussion or questions were given. Chair Smith then reported that no additional information would be received and asked the commission for action or deliberation for the item. Commissioner Jeramy Burkinshaw requested convening in a closed session for further deliberation and to issue a decision at a future date.

Commissioner Jessica Morton **MOVED** to continue the item to formalize the decision to come back at the next meeting.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

3. New Items of Subsequent Consideration:

None

4. Future Meetings:

- 4.1 Joint Planning Commission/City Council Work Meeting – Wednesday, January 27, 2016 @ 6:00 PM
- 4.2 Planning Commission Meeting – Thursday, February 4, 2016 @ 7:00 PM
- 4.3 City Council Meeting – Wednesday, February 10, 2016 @ 7:00 PM

5. ADJOURNMENT:

Chair Clint Smith called for a motion to dismiss and reconvene in a closed session.

Commissioner Chris Berbert **MOVED** to dismiss and reconvene in a closed session to act in a quasi-judicial capacity to act on a reasonable accommodation filed by Michael Demie and Renew Wellness and Recovery with respect to property located at 13727 S Rocky Point Drive pursuant to the authority identified by the Utah Supreme Court in *Dairy Product Services, Inc. v. City of Wellsville*, 13 P.3d 581, 595 (Utah 2000).

Commissioner Adam Jacobson **SECONDED** the motion.

Commissioner Jessica Morton	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Robyn Shakespear	Yes

Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

The meeting adjourned to a closed session at 8:14:44 PM

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on January 21, 2016. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, CMC
Deputy Recorder



Date of Meeting: 02/04/16	
File #	01P16
Applicant	Demie
Address	13727 S Rocky Point Drive
Request	Request for a Reasonable Accommodation for up to 12 Occupants for a Residential Recovery Facility



Date of Meeting: 02/04/16	
File #	25C15
Applicant	Verizon Wireless
Address	11917 S Mustang Trail Way
Request	Proposed Monopole (Communication Facility)

Request for 25C15 - Meeting Date 2/4/2016

The applicant is requesting conditional use approval for a communication monopole.

Site

The parcel is located at approximately 11917 S Mustang Trail Way and contains 0.018 acres.

Zoning

The site is zoned R-2-10.

Ordinance

10-19-30: MONOPOLES:

In addition to the other provisions of this title, monopoles are allowed in the zones in which they are listed, subject to the conditions set forth in this section:

A. Monopoles must be constructed so as to allow a collocation of a second user on the base or original pole.

B. The height of the pole is limited to fifty feet (50') above grade, unless approved by the planning commission for a greater height, but in no case greater than one hundred feet (100') above grade.

C. The planning commission shall determine the distance between a monopole and residential uses. The suggested distance is one hundred fifty feet (150').

D. The applicant shall submit images or drawings of the proposed monopole to show what it will look like when built. The images or drawings shall show two (2) vantage points as determined by the staff.

E. Property owners within six hundred feet (600') of the monopole shall be given notice of the public meeting before the planning commission granting conditional use.

F. Every effort should be made to keep the pole one hundred feet (100') from a public street.

G. Each telecommunication company requesting a monopole must submit a general master plan of the proposed number of poles projected within the city limits over the subsequent three (3) years.

H. The monopole and the site the pole occupies are to be properly maintained. The pole must be removed within sixty (60) days after the communications use is discontinued.

I. Poles may be required to be designed to blend into their surroundings. (Ord. 14-22, 8-14-2014)

Background

A monopole is listed as a conditional use in this zone, as long as it's on a public or quasi-publicly owned utility site. The tower is proposed on property owned by Jordan School District (Herriman High School site).

Issues

The proposed tower is 100 feet tall. The ordinance limits towers to 50 feet above grade, but allows the Planning Commission to approve towers up to 100 feet tall.

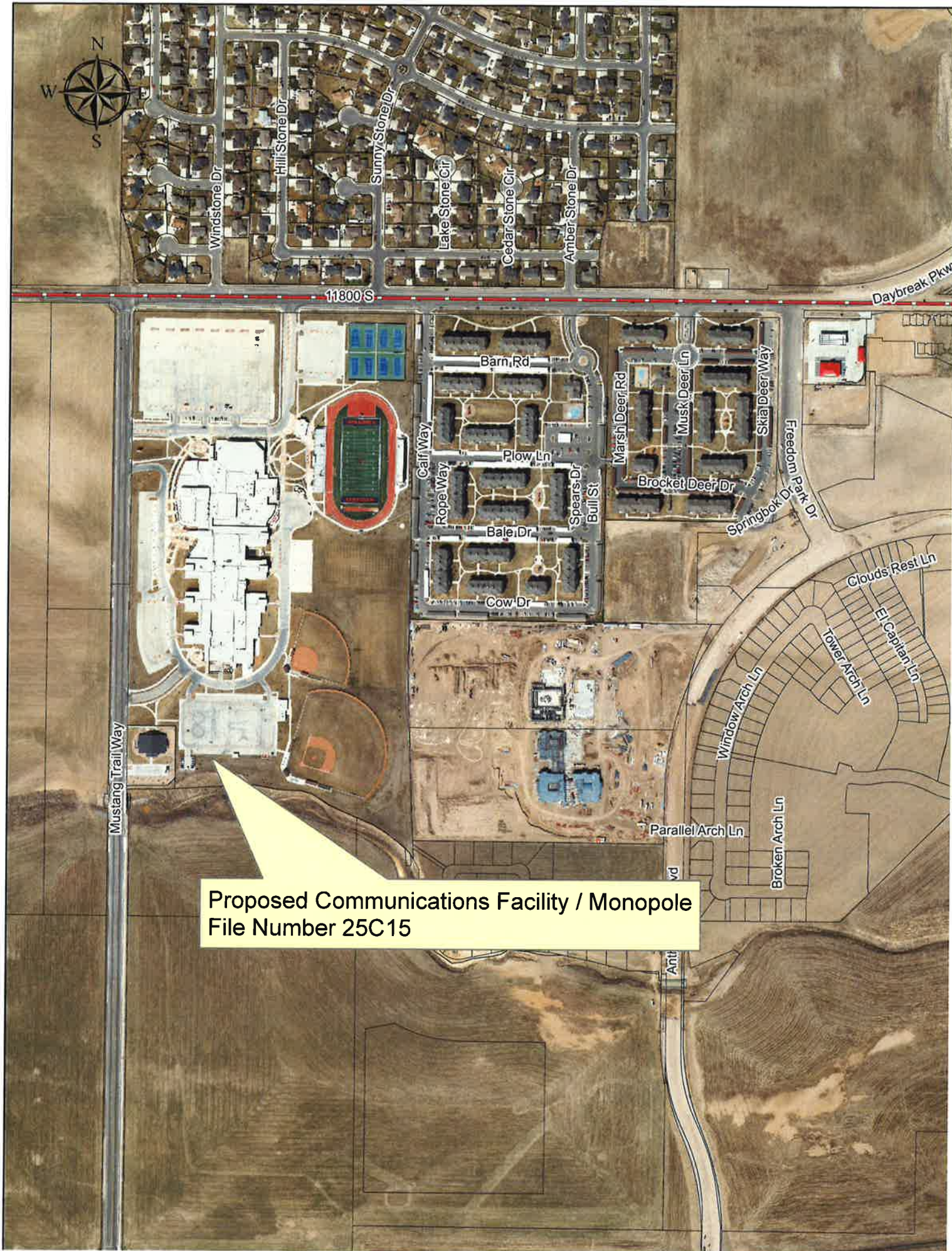
At the last meeting the PC asked the applicant to bring back 2 or 3 "stealth" options for the tower, such as a tree or clock tower. A few proposals were discussed in a work meeting with the PC. Based on the feedback from the PC, the applicant is proposing a stealth clock tower design, with the Mustang logo.

Recommendation

Staff recommends granting approval of the conditional use permit for a communication monopole with the following:

Requirements

1. Receive and agree to the recommendations from other agencies.
2. Install a 6' high solid visual barrier masonry wall around the periphery of the property.
3. The tower must be constructed so as to allow a collocation of a second user on the base or original pole.
4. The height of the pole is limited to 100 feet above grade.
5. The monopole and the site the pole occupies are to be properly maintained. The pole must be removed within sixty (60) days after the communications use is discontinued.
6. The tower must be a stealth clock tower design.



Proposed Communications Facility / Monopole
File Number 25C15



SAL Mustang

PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS FACILITY
11917 Mustang Trail Way, Herriman, UT 84096

WES

Looking East toward facility from Mustang T

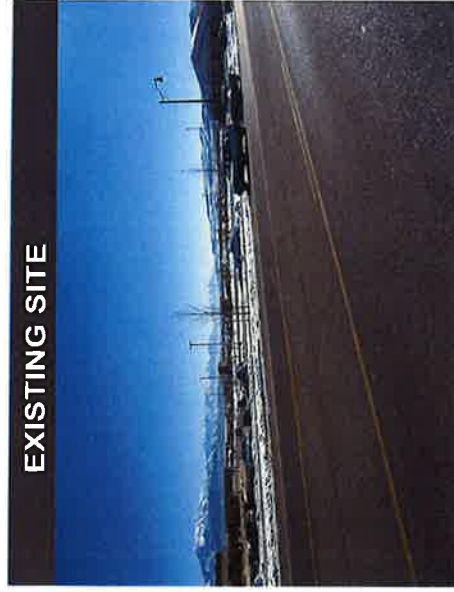
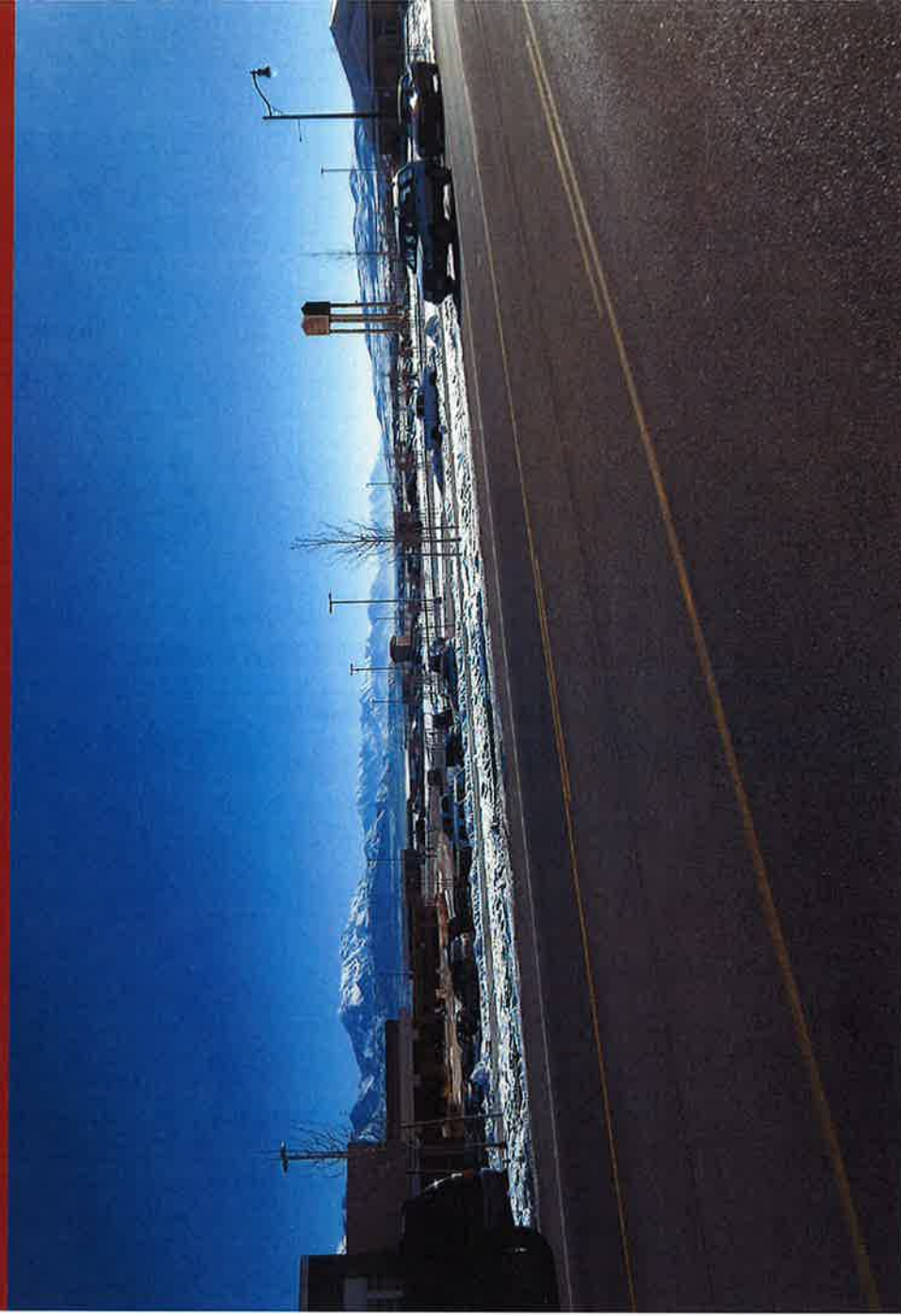


PHOTO SIMULATION - 80' STEALTH BELL TOWER 1



ology Associates

Drawn By: **Pete Simmons**
Salt Lake City Office
Drawn For: **Herriman City**

Salt Lake Office
5710 S Green Street
Murray, UT 84123
(801) 463-1020

Co
3115 Melro
Carlsbad, CA
(760) 7



SAL Mustang

PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS FACILITY

11917 Mustang Trail Way, Herriman, UT 84096

NORTH

Looking South toward facility from 11800 Mustang Trail Way



EXISTING SITE

PHOTO SIMULATION - 80' STEALTH BELL TOWER 1



AERIAL LOCATION

Existing Location

Location

of Education of Jordan School District
ID: 26-26-200-026

ology Associates

Drawn By: **Pete Simmons**
Salt Lake City Office
Drawn For: **Herriman City**

Salt Lake Office
5710 S Green Street
Murray, UT 84123
(801) 463-1020

Carlsbad Office
3115 Melrose
Carlsbad, CA 92008
(760) 735-1020

verizon wireless

SAL - MUSTANG



VERIZON WIRELESS
3655 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088



UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: PETE S

REV	DATE	DESCRIPTION
1	01.11.2018	REVISED TOWER
0	07.07.2013	ZONING DRAWINGS

SAL - MUSTANG
NE SEC 26, T3S, R2W
11917 MUSTANG TRAIL WAY
HERRIMAN, UTAH 84096
--- RAWLAND SITE ---

SHEET TITLE
VICINITY MAP
GENERAL INFORMATION

SHEET NUMBER
T100

APPROVALS

VERIZON WIRELESS REPRESENTATIVE:
VERIZON WIRELESS BY ENGINEER:
TACD SITE ACQUISITION:
TACD CONSTRUCTION MANAGER:
SITE OWNER:

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV	DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	1	01.11.2018
SURV	SITE SURVEY	1	01.11.2018
C100	OVERALL SITE PLAN	1	01.11.2018
C101	ENLARGED SITE PLAN	1	01.11.2018
C200	SITE ELEVATIONS	1	01.11.2018

LOCATION MAP



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, AND EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

DRIVING DIRECTIONS

FROM THE IZM WEST JORDAN OFFICES, TAKE MOUNTAIN VIEW CORRIDOR SOUTH TO 11400 SOUTH, TURN RIGHT AND GO WEST TO 6000 WEST (MUSTANG TRAIL WAY). TURN LEFT AND GO SOUTH TO THE SOUTHERN MOST PARKING LOT OF THE HIGH SCHOOL (JUST BEFORE THE SUMMIT BUILDING). THE SITE WILL BE LOCATED ON THE SOUTH SIDE OF THE PARKING LOT, IN THE SOUTHWEST CORNER

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
3655 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

SITE ADDRESS:
11917 MUSTANG TRAIL WAY
HERRIMAN, UTAH 84096

LATITUDE AND LONGITUDE:
N 40°31'53.52", W 112°01'54.22"

ZONING JURISDICTION:
HERRIMAN CITY

PROJECT DESCRIPTION:
CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY
CONSISTING OF ONE TOWER, ONE CONCEALMENT TOWER WITH
OUTDOOR EQUIPMENT AND GENERATOR

TYPE OF CONSTRUCTION:
OUTDOOR EQUIPMENT AND GENERATOR, CONCEALMENT TOWER, AND ANTENNAS

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAP ACCESS
REQUIREMENTS DO NOT APPLY

POWER COMPANY:
ROCKY MOUNTAIN POWER, 1-888-221-7070

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES LLC, INC
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CONTACT: PETE SIMON
PHONE: 801-518-7058



UNDERGROUND SERVICE ALERT, CALL 'BLUE
STAKES OF UTAH' @ 811 OR 1-800-662-4111
THREE WORKING DAYS BEFORE YOU DIG



SCALE: 1" = 50'-0" 1

ASAC INFORMATION SHEET 91:003

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19c requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

ACCURACY CODES:

<u>HORIZONTAL</u>		<u>VERTICAL</u>	
<u>Code</u>	<u>Tolerance</u>	<u>Code</u>	<u>Tolerance</u>
1	+/- 15 ft	A	+/- 3 ft
2	+/- 50 ft	B	+/- 10 ft
3	+/- 100 ft	C	+/- 20 ft
4	+/- 250 ft	D	+/- 50 ft
5	+/- 500 ft	E	+/- 125 ft
6	+/- 1000 ft	F	+/- 250 ft
7	+/- 1/2 NM	G	+/- 500 ft
8	+/- 1 NM	H	+/- 1000 ft
9	Unknown	I	Unknown

Date: JANUARY 14, 2016

Re: SAL - MUSTANG

NE 1/4 OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE MERIDIAN

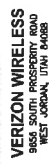
I certify that the latitude of N 40°31'53.52", and the longitude of W 112°01'54.22", are accurate to within 15 feet horizontally and the site elevation of 4911 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.



Professional Licensed Land Surveyor:

1-A FAA Letter

Jerry Fletcher, Utah LS no. 6436064



UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
5 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY:	JAY C
CHECKED BY:	PETE S

REV	DATE	DESCRIPTION
1	01.11.2018	REVISED TOWER
0	07.07.2015	ZONING DRAWINGS

SAL - MUSTANG
NE SEC 26, T3S, R2W
11917 MUSTANG TRAIL WAY
HERRIMAN, UTAH 84096
-- RAWLAND SITE --

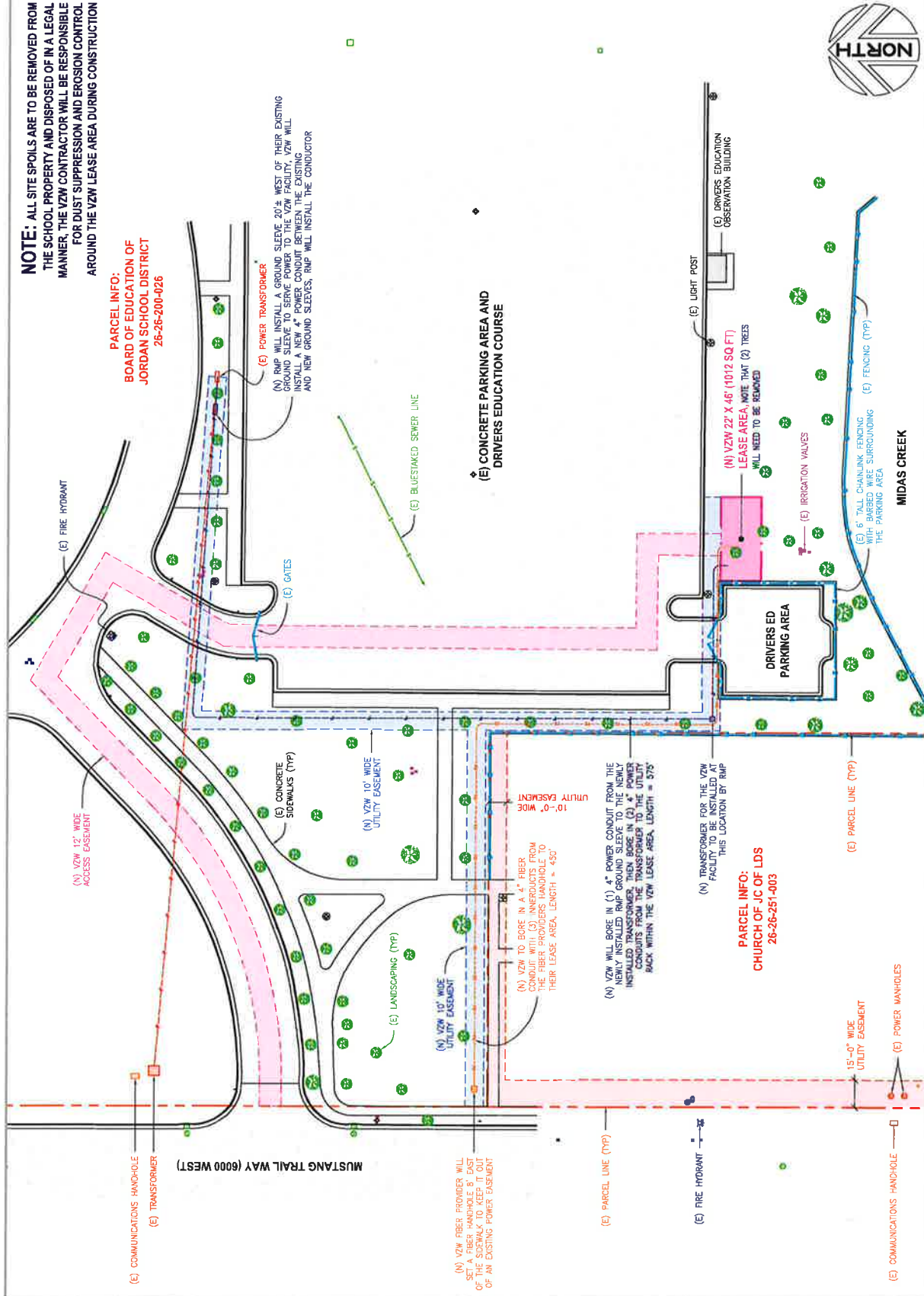
SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER:

C100

PARCEL INFO:
BOARD OF EDUCATION OF
JORDAN SCHOOL DISTRICT
26-26-200-026



OVERALL SITE PLAN

SCALE: 1" = 50'-0"



UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
13115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

01.11.2018	REVISED TOWER
07.07.2015	ZONING DRAWINGS
	DATE
	DESCRIPTION

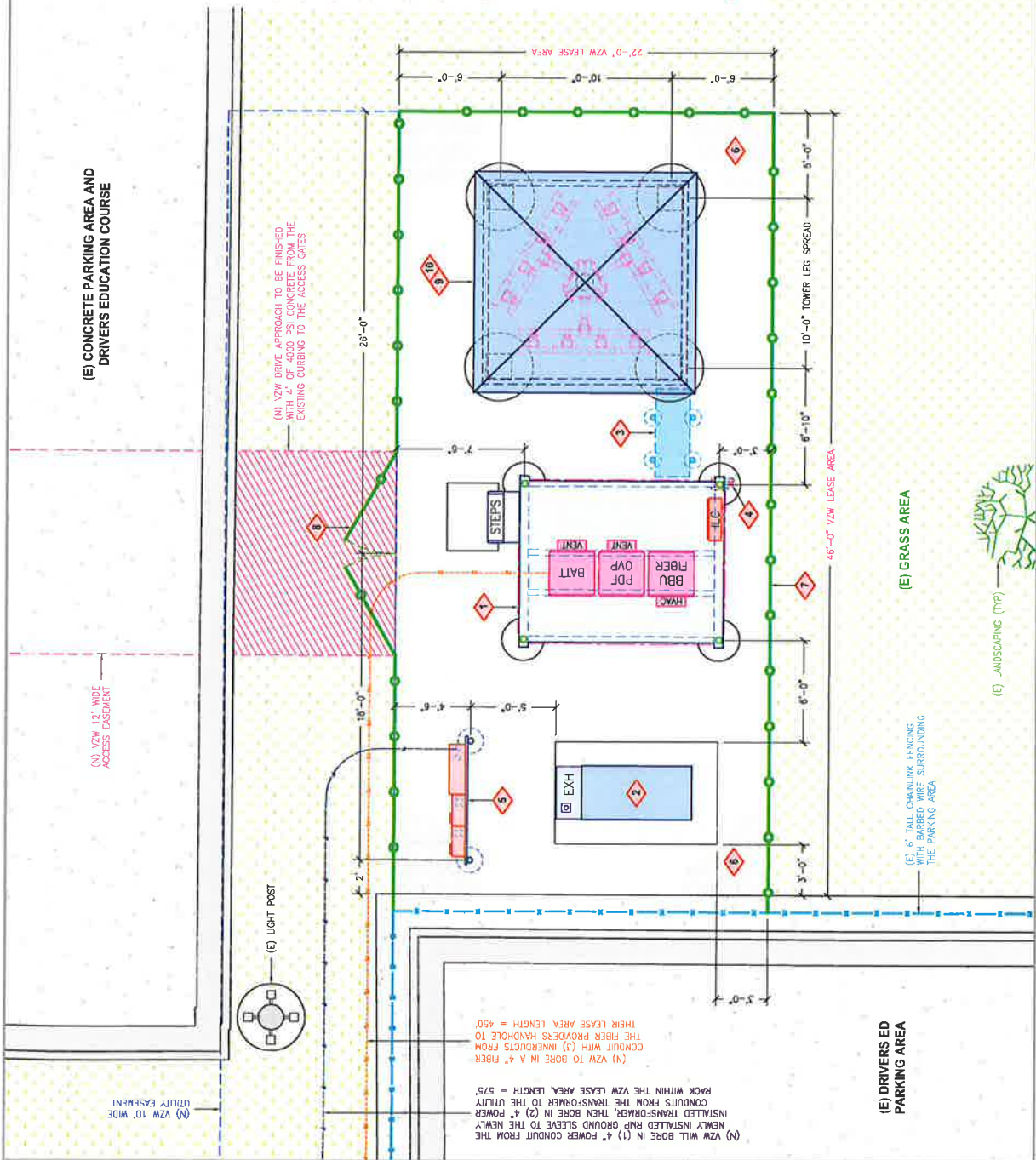
SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER
C101

VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 9'-6" X 12' STEEL PLATFORM THAT WILL SIT UPON (4) 2'-6" CONCRETE PIERS. THE VZW EQUIPMENT WILL BE REQUIRED TO INTERCONNECT THE EQUIPMENT CABINETS AS REQ'D BY ATTACHING SEAL TIGHT COUPLERS BENEATH THE PLATFORM, AND POWER THE CABINETS BY INSTALLING G.P.C. CONDUITS FROM THE ILC CABINET AS REQ'D. SEE C301/1 FOR EQUIPMENT LAYOUT AND S-SHEETS FOR PLATFORM CONSTRUCTION DETAILS AND FOUNDATIONS.

1. REQUIRE TO INTERCONNECT THE EQUIPMENT CANNOTS AS SHOWN IN THE ATTACHED WIRING DIAGRAM. THE CABLES FROM THE PLATFORM AND POWER THE CHARGERS IN THE TOWER. THE CABLES FROM THE LG CABINET AS REQ'D. SEE C300/1 FOR EQUIPMENT LAYOUT AND S-SHEETS FOR PLATFORM CONNECTION DETAILS AND FOUNDATIONS.
 2. VOW S0300, 300W EXTERNAL DIESEL GENERATOR (8-37T) WITH A LEVEL 2 CONCRETE ENCLOSURE TO BE INSTALLED UPON A 6' x 6' x 2" SLOPE DRAINAGE. SEE C302/2. "THE CONTRACTOR WILL NEED TO RUN A 3/4" AND 2" CONDUIT FROM THE GENERATOR TO THE CHARGERS AND ALARMS AND POWER SEE C302/1 TO THE CONDUCTORS. ALSO NEED TO INSTALL A SHIELDED ALARM CABLE FROM THE GENERATOR TO THE LG CABINET (3/4" CONDUIT), THEN ONTO THE ALARM BLOCK IN THE BRU CABINET.
 3. VOW ICE BRIDGE, SEE C300/3 AND E200.
 4. VOW GPS ANTENNA TO BE MOUNTED TO ONE OF THE SOLAR SHIELD SUPPORT LEGS, SEE C300/1 AND E200.
 5. VOW UTILITY RACK, SEE C302/1.
 6. VOW TO FINISH THE SITE WITH 6' 3/4" CLEAN WASHED DOUNCHED RUCK WITH NO FINES, SEE C300/2 AND SITE WORK NOTES ON C300.
 7. VOW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
 8. VOW 12' WIDE SITE ACCESS, (2) 6" WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/4.
 9. VOW BOT TALL 4-SIDED CONCRAEMENT TOWER UPON A 4' 6" CONCRETE PER FOUNDATION, SEE TOWER MANUFACTURER SPECIFICATIONS FOR DESIGN AND SPECIFICATIONS. THE TOWER WILL HAVE:
 - (1) 5:12 PITCHED ROOF ON ALL FOUR SIDES WITH METAL ROOFING AND VENTING FOR THE RRH'S
 - (2) STEEL GRATING FINISHED FLOOR TO ALLOW WORKERS TO WALK ON ANTENNAS, FLOOR WILL HAVE 1" SPACING
 - (3) 18" X 18" STEEL SUPPORT LEGS, (2) OF THE 4 SUPPORT LEGS MUST HAVE CORE PORTS FOR CABLEING, (1) OF THE SUPPORT LEGS MUST HAVE CLIMBING PEGS THAT CORRESPOND WITH THE ACCESS
 - (4) ALL SIDES WILL BE FINISHED WITH AN RE-FREDDY CONCRAEMENT MATERIAL THAT WILL BE HERMAN HIGH SCHOOL LOGO PAINTED ON (APPROX 10' X 10').
 10. VOW TOWER STEEL WILL BE PAINTED TO MATCH THE SCHOOL BUILDING.
 11. VOW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 72' CENTRELINE WITH (12) 900'S AND (2) 50WAP OR EQUIV. TO BE MOUNTED INSIDE THE CONCRAED PORTION OF THE TOWER. THE ANTENNAS WILL BE PAINTED TO MATCH THE HERMAN HIGH SCHOOL LOGO, REFER TO THE RF CONSTRUCTION SHEET.



SCALE: 1/2" = 3'-0"

ENLARGED SITE PLAN



9/3/15



Land Use Application

Address or location of site (No Post Office Box #) 11917 SOUTH MUSTANG TRAIL WAY

Size of Parcel 0.018 AC

What is Requested (explain in detail)?

VERIZON IS REQUESTING THE INSTALLATION OF A COMMUNICATION FACILITY AT HERRIMAN HIGH SCHOOL. THE FACILITY WILL CONSIST OF A 14' TALL MONOPOLE & 12'x16' STEEL PLATFORM WITH OUTDOOR EQUIPMENT, BACK-UP GENERATOR & SOLAR SHIELD LOCATED WITHIN A 22'x36' FENCED LEASE AREA. THE FACILITY WILL BE LOCATED ON THE SOUTH END OF THE PROPERTY.

If applicable, square footage of proposed building(s) or addition (all stories combined). N/A

If the request is residential, how many and what type of units (apartment, condo, etc). N/A

Property Owner's Name BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT

Mailing Address 7905 SOUTH REDWOOD ROAD, WEST JORDAN, UT 84088

Telephone (801) 567-8752 Cell Number — E-mail PAUL.BERGNER@JORDANDISTRICT.ORG

Applicant PETE SIMMONS / VERIZON WIRELESS

Mailing Address 5710 SOUTH GREEN STREET, SALT LAKE CITY, UT 84123

Telephone (801) 463-1020 Cell Number (801) 518-7096 E-mail PETE.SIMMONS@TWC.NET

Subject to Purchase or Lease: ☒ or Present Owner of Property: —

Yes I am the authorized agent or owner of the subject property: ☒

Current Use of Subject Property PUBLIC FACILITY (HIGH SCHOOL)

Proposed Development Name SAL MUSTANG

For Herriman Use Only		
Check Number <u> </u>	Date of Submittal <u> </u>	File Number <u>25015</u>
Filing Fee <u> </u>	Receipt Number <u> </u>	Accepted by <u> </u>



Date of Meeting: 02/04/16	
File #	44C08-02
Applicant	Wasatch South Hills
Address	3600 W 15800 S
Request	Proposed Amendment to the Approved Master Plan for the South Hills PUD

Request for 44C08-02 – Meeting Date 2/4/2016

The applicant is requesting an amendment to the approved PUD to add 17 acres.

Site

The parcel is located at approximately 15102 S 3200 W.

Zoning

The site is zoned A-1.

Background

This property is located adjacent to the Wasatch South Hills PUD. The applicant has also submitted an application to rezone the property to R-2-10.

Issues

The Master Development Agreement (MDA) allows additional acreage to be added to the PUD with the same overall density. The PUD is approved at 4.5 units per acre.

The PUD received preliminary approval in January 2009 and was amended in November 2015. The PUD was approved for a total of 1963 units. The amendment adds 17 acres to the PUD, which adds 76 units to their total number of units. These units may be used anywhere within the PUD.

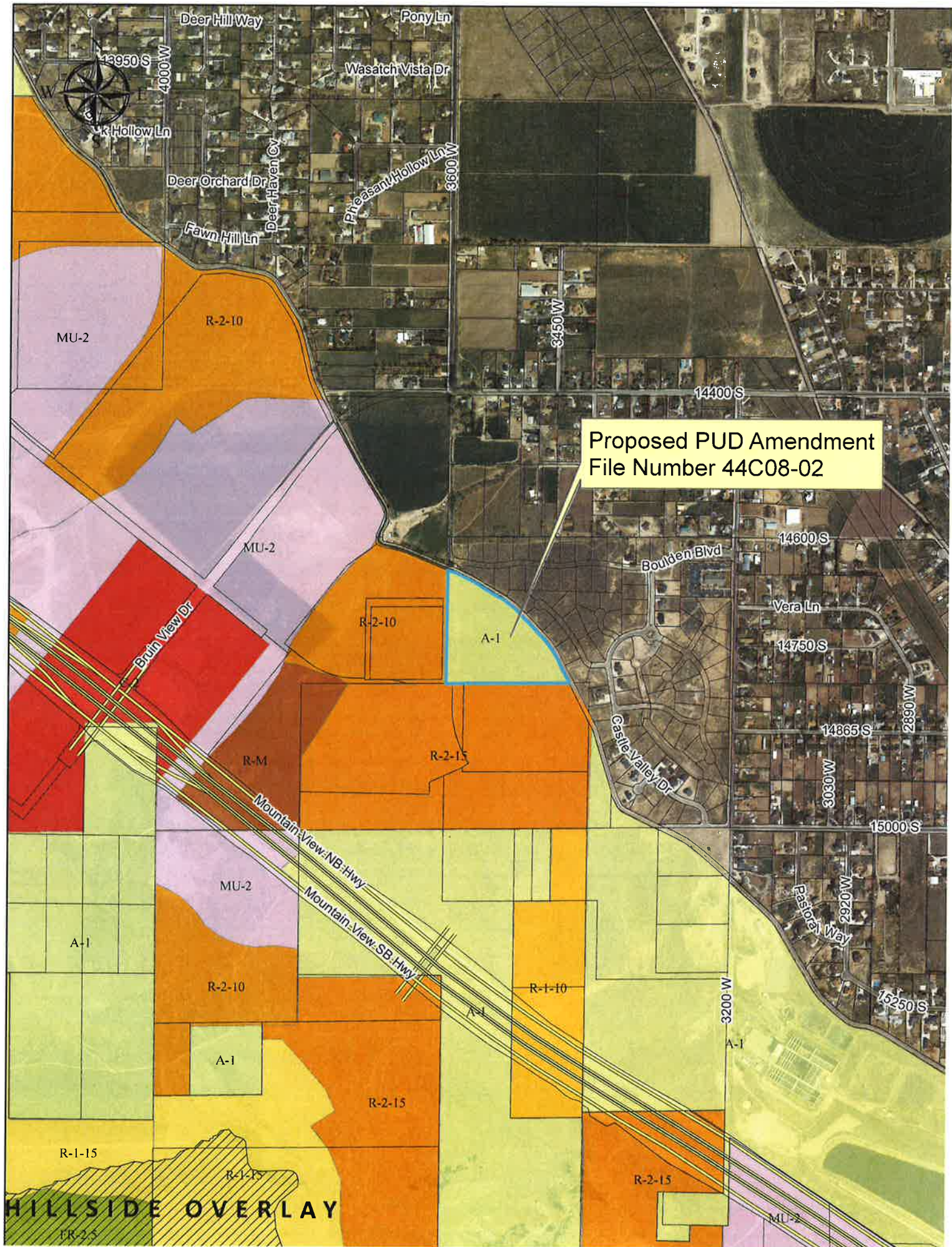
Recommendation

Staff recommends granting approval with the original conditions in addition to the highlighted / italicized conditions:

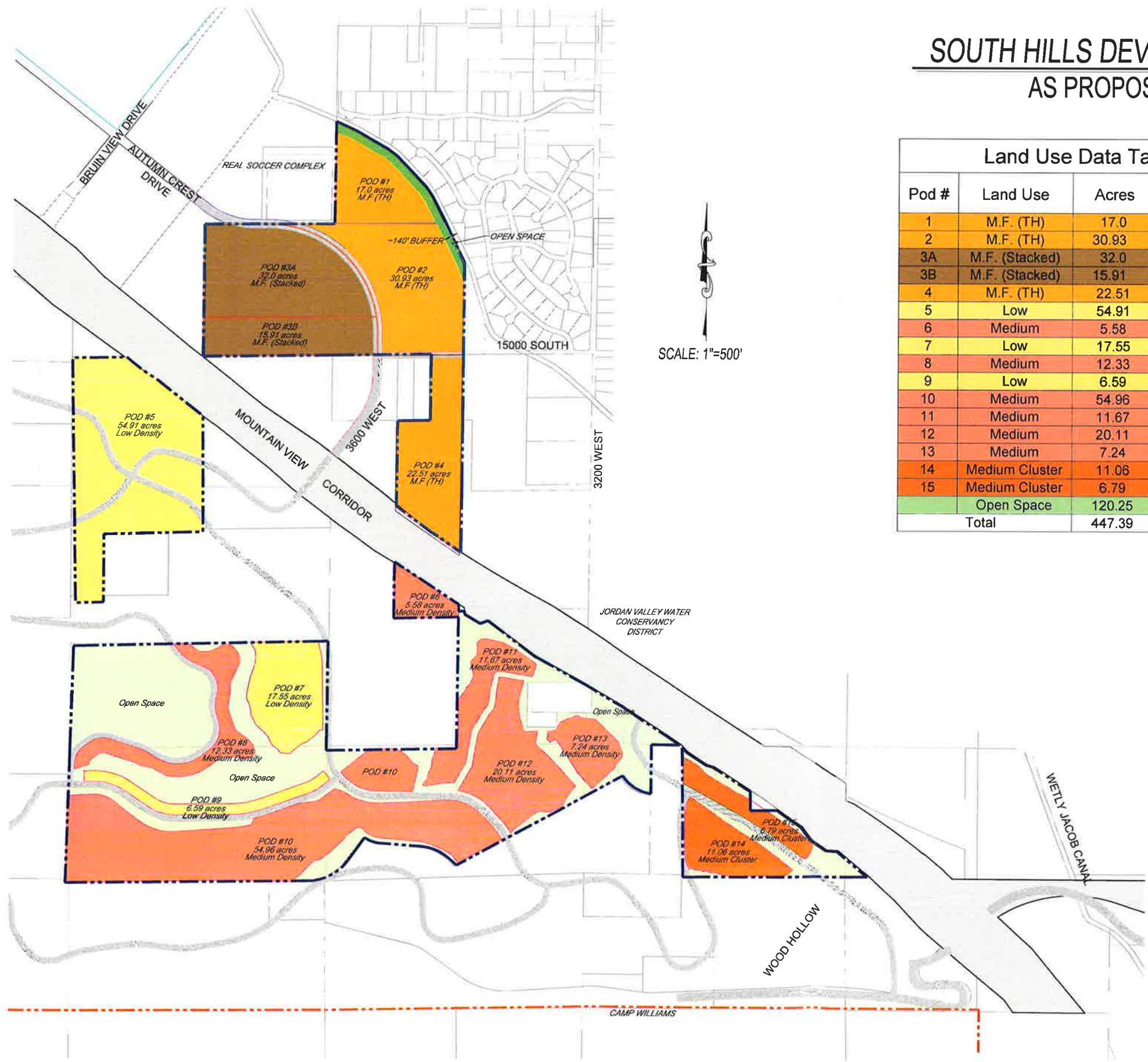
Requirements

1. Technical guidelines to be reviewed and approved by Planning Commission.
2. Receive and agree to the recommendations from other agencies.
3. Submit detailed plans on amenities and locations: parks, trails, etc.
4. Work with Parks Manager on trail design, including materials and cross sections. Also provide detailed landscaping on creek and drainage/open space areas next to the trail system.
5. All of the open space along the trails shall have a combination of maintained landscape elements, which shall take into account erosion and flood control. Where possible, parks and other amenities should be included.
6. Overall density is to be no greater than 4.5 dwelling units per acre.

7. At least 20% of the planned unit development must be preserved as permanent open space and one half of the permanent open space required must be maintained in one contiguous parcel. Open space that is un-buildable, because of among other things, slope, wetlands, flood drainage, or contamination, may only be counted at 50% of the actual acreage to satisfy the applicable open space requirements.
 - A. Before any final approvals are granted, those figures and locations must be shown.
 - B. The open space shown on the plan is 27.7%; approximately 44 acres shall be in one contiguous parcel to meet the ordinance.
8. Trails should provide connectivity throughout the development, to residential, schools, and commercial. Trails between lots should be at least 20 feet wide with an 8 foot asphalt trail.
9. All development within the PUD shall comply with the City's Design Standards for Commercial, High Density, and Medium Density projects.
10. When each phase comes in for final approval, the applicant shall demonstrate how the proposal complies with the overall density of the project.
11. The Planning Commission will look at each phase and should attempt to incorporate the required open space in each phase. With each phase submitted, the applicant should submit an open space summary.
12. Add the following language to the Land Use Plan: "The table of units per pod and the densities of each pod are conceptual only and are subject to the density transfer provisions of the PUD ordinance."
13. Overall number of units approved is 2,039. If the acreage of the project changes then the PC will determine if the overall density should be modified.
14. The amended land use plan for the PUD is subject to the sports stadium complex being constructed.
15. The apartments shall be constructed with masonry materials and colors resembling the Four Seasons development in Logan. This includes landscaping and pool/playground amenities as described and shown in the Four Seasons development.
16. *Install a 12 foot hard surface trail along canal. This may be over the storm drain easement.*
17. *Provide trail connection from the project to the trail along the canal.*



P:\Shared Files\Projects\2008 South Hills\00-Cadd\04-Exhibit Land Use Master Plan Update adding Boulden.dwg Jan 20, 2016 - 4:28pm



SOUTH HILLS DEVELOPMENT AS PROPOSED

Land Use Data Table

Pod #	Land Use	Acres	Projected DU's	DU/Acre
1	M.F. (TH)	17.0	76	4.5
2	M.F. (TH)	30.93	303	9.8
3A	M.F. (Stacked)	32.0	600	18.8
3B	M.F. (Stacked)	15.91	261	16.4
4	M.F. (TH)	22.51	231	10.3
5	Low	54.91	85	1.5
6	Medium	5.58	15	2.7
7	Low	17.55	37	2.1
8	Medium	12.33	33	2.7
9	Low	6.59	13	2.0
10	Medium	54.96	155	2.8
11	Medium	11.67	40	3.4
12	Medium	20.11	50	2.5
13	Medium	7.24	25	3.5
14	Medium Cluster	11.06	65	5.9
15	Medium Cluster	6.79	50	7.4
	Open Space	120.25	0	0
Total		447.39	2039	4.5

Legend

- Low - 1.0 - 2.5 du/ac
- Medium - 3.0 - 6.0 du/ac
- Medium Cluster - 6.0 - 8.0 du/ac
- M.F. (TH) - 8.0 - 12.0 du/ac
- M.F. (Stacked) - 12+ du/ac
- Mixed Use
- Open Space
- Mountain View Corridor (to be verified)
- Right-of-Way
- Ownership Boundary based on ALTA survey performed in 2008
- Parcel line work based on County Assessor Maps, approximate location, for planning purposes only

SCALE (HORIZ): 1"=500'

SCALE (VERT): N/A

DRAWN BY: SPM

DATE: 1/20/16

PROJECT No. 2089



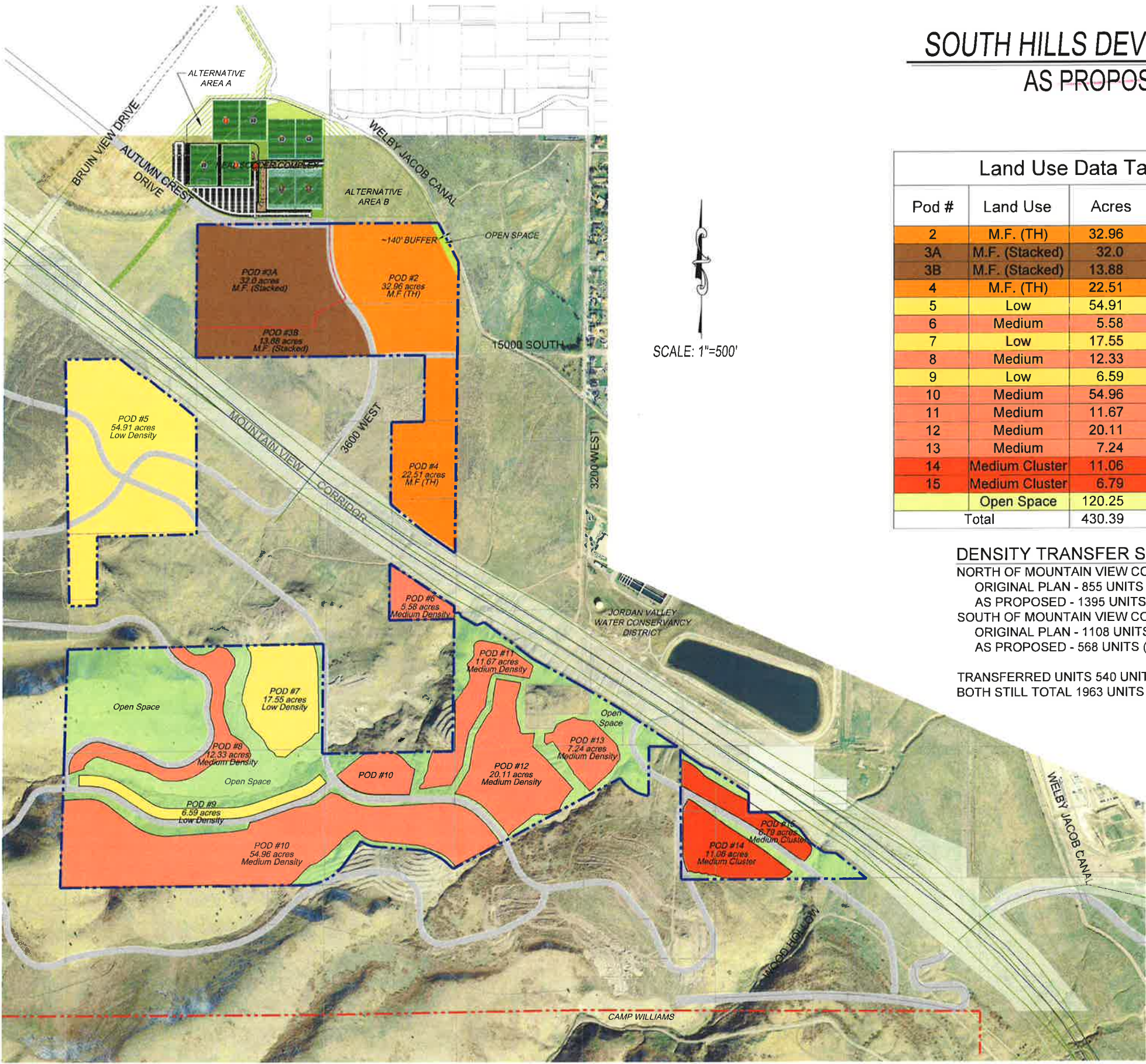
3940 North Traverse Mountain Blvd, Suite 206
Lehi, Utah 84043 • Tel: 801.541.3040

SOUTH HILLS DEVELOPMENT
LAND USE MASTER PLAN - AS PROPOSED
HERRIMAN, UTAH

SHEET
EX2

SOUTH HILLS DEVELOPMENT
AS PROPOSED

Approved
H.E.



Land Use Data Table				
Pod #	Land Use	Acres	Projected DU's	DU/Acre
2	M.F. (TH)	32.96	303	9.2
3A	M.F. (Stacked)	32.0	600	18.8
3B	M.F. (Stacked)	13.88	261	18.8
4	M.F. (TH)	22.51	231	10.3
5	Low	54.91	85	1.5
6	Medium	5.58	15	2.7
7	Low	17.55	37	2.1
8	Medium	12.33	33	2.7
9	Low	6.59	13	2.0
10	Medium	54.96	155	2.8
11	Medium	11.67	40	3.4
12	Medium	20.11	50	2.5
13	Medium	7.24	25	3.5
14	Medium Cluster	11.06	65	5.9
15	Medium Cluster	6.79	50	7.4
	Open Space	120.25	0	0
Total		430.39	1963	4.5

DENSITY TRANSFER SUMMARY
NORTH OF MOUNTAIN VIEW CORRIDOR (101.35 ACRES)
ORIGINAL PLAN - 855 UNITS (8.4 DU/A)
AS PROPOSED - 1395 UNITS (13.8 DU/A)
SOUTH OF MOUNTAIN VIEW CORRIDOR (329.18 ACRES)
ORIGINAL PLAN - 1108 UNITS (3.4 DU/A)
AS PROPOSED - 568 UNITS (1.7 DU/A)

TRANSFERRED UNITS 540 UNITS
BOTH STILL TOTAL 1963 UNITS

- Legend
- Low - 1.0 - 2.5 du/ac
 - Medium - 3.0 - 6.0 du/ac
 - Medium Cluster - 6.0 - 8.0 du/ac
 - M.F. (TH) - 8.0 - 12.0 du/ac
 - M.F. (Stacked) - 12+ du/ac
 - Mixed Use
 - Open Space
 - Mountain View Corridor (to be verified)
 - Right-of-Way
 - Ownership Boundary based on ALTA survey performed in 2008.
 - Parcel line work based on County Assessor Maps, approximate location, for planning purposes only

SCALE (HORZ): 1"=500'

SCALE (VERT): N/A

DRAWN BY: SPW

DATE: 11/13/15

PROJECT No. 2089

infinityCONSULTANTS

3940 North Traverse Mountain Blvd, Suite 206
Lehi, Utah 84043 • Tel: 801.541.3040

SOUTH HILLS DEVELOPMENT
LAND USE MASTER PLAN - AS PROPOSED
HERRIMAN, UTAH

SHEET
EX2



Land Use Application

Address or location of site (No Post Office Box #) South Hills Area.

Size of Parcel 17 ac.

What is Requested (explain in detail)?

Add Boulder parcel to P.U.D. (Land Use
Master Plan) for South Hills Development.

If applicable, square footage of proposed building(s) or addition (all stories combined). na

If the request is residential, how many and what type of units (apartment, condo, etc). 4.5 units/ac

Property Owner's Name USSO, LLC (Mr. Craig Martin)

Mailing Address 9256 South State St. Sandy, UT 84070

Telephone _____ Cell Number _____ E-mail _____

Applicant (same)

Mailing Address _____

Telephone _____ Cell Number _____ E-mail _____

Subject to Purchase or Lease: ☒ or Present Owner of Property: _____

Yes I am the authorized agent or owner of the subject property: ☒

Current Use of Subject Property Agriculture

Proposed Development Name RSL Soccer Complex

For Herriman Use Only

Check Number _____ Date of Submittal _____ File Number _____

Filing Fee _____ Receipt Number _____ Accepted by _____



Date of Meeting: 02/04/16	
File #	02C16
Applicant	RSL Training Academy, LLC
Address	3600 W Autumn Crest Drive
Request	Proposed Conditional Use Approval for Commercial Recreation

Request for 02C16 - Meeting Date 2/4/2016

RSL Training Academy LLC is requesting a conditional use permit for Commercial Recreation.

Site

The parcel is located at approximately 3600 W Autumn Crest Dr and contains 48 acres.

Zoning

The site is zoned R-2-10.

Background

The City has submitted an application to rezone the property to C-2 (Commercial). Commercial Recreation is a conditional use in the C-2 zone.

Issues

- ✓ Our current ordinance doesn't provide exact parking numbers for this type of use. Their proposed site plan shows 990 parking stalls on the site. Staff recommends a parking study to be reviewed and approved by the City Engineer. Additional parking may be required by the City Engineer.
- ✓ Staff doesn't recommend any perimeter fence on the site. If the applicant wishes to add any fencing around the property, then the type of fence should come back the PC for review and approval.
- ✓ All storm drain water will need to be retained. This can be on-site or in an off-site regional facility. Explore low impact development options to retain on site.
- ✓ The City owns a portion of the property, and the applicant will retain ownership of the rest of the property. Each lot will need to have a subdivision plat approved and recorded.
- ✓ Any signs on the property will need to come back in the future for review and approval by the PC. The updated sign ordinance will allow for larger signs along the Mountain View Corridor.
- ✓ A portion of the property is being leased to the applicant for the complex. The City Council will be working out the details of the lease agreement and may add additional conditions.
- ✓ The Planning Commission required a minimum of 8 fields with the PUD amendment.

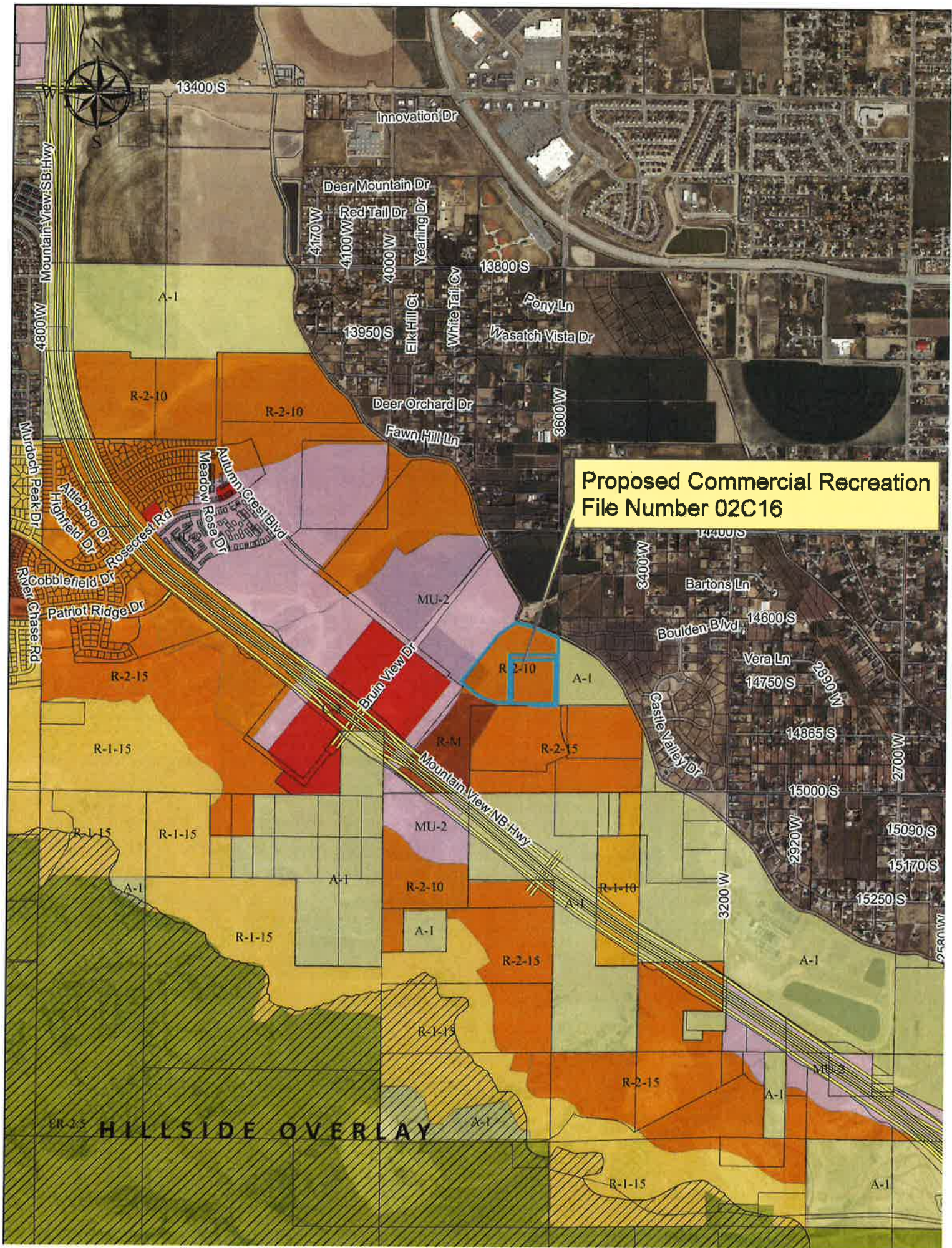
This condition will be required with the conditional use approval as well.

Recommendation

Staff recommends granting approval of the conditional use for Commercial Recreation with the following:

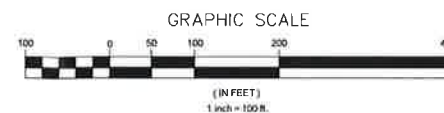
Requirements

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies, i.e., Fire Marshall, Engineering, Building, etc.
3. Dedication of 33 feet from center line of Autumn Crest Blvd to the City for street right-of-way.
4. Submit a landscaping plan to the Planning Staff for review and final approval.
5. Building elevations to be reviewed and approved by the Planning Commission. The building elevations need to meet the Commercial Design Criteria.
6. Install curb, gutter and sidewalk on all public streets.
7. No signs are approved with this request, separate approval will be required.
8. Perimeter fencing to be reviewed and approved by the Planning Commission.
9. Provide a traffic study to the Engineering Department for review and approval.
10. A subdivision plat shall be recorded prior to a building permit being issued.
11. At least 15% of the total site must be landscaped. At least 5% of the parking lot interior must be landscaped.
12. The front yard area and the side yard area which faces on a street (Autumn Crest) shall be landscaped and maintained with live plant material, including shrubs, flowers and trees for a minimum distance of twenty feet (20'). This includes the park strip.
13. Screen all outside trash and dumpster areas.
14. Provide storm drain retention to meet City standards. This can be provided off site in a regional detention facility.
15. Parking shall be provided at 1 space per 3 ½ seats of capacity in the stadium. Provide a parking study for the entire soccer complex to be reviewed and approved by the Engineering Department. There shall be a minimum of 990 parking spaces, but the City Engineer may require more parking based on the study.
16. Fire Marshal to review and approve access roads, hammer heads, hydrants, tree heights, turning radius, etc.
17. Submit a lighting plan to the Engineering Department for review and approval.
18. Minimum of 8 fields shall be provided on the site, based on the approved PUD.
19. Install a 12 foot hard surface trail along canal. This may be over the storm drain easement.



Proposed Commercial Recreation
File Number 02C16

PR-2.5 HILLSIDE OVERLAY



Parking Summary		
	Parking Required	Parking Provided
Stadium (Parking Area A)	750	704
School (Parking Area B)	30	47
Field House (Parking Area C)	150	95
Training Building/Overflow (Parking Area D)	30	109
Lodging (Parking Area E)	30	35
	990	990

1. The parking count assumes 100% simultaneous use of five of the eight playing fields and buildings (does not included the stadium).
2. Stadium Parking Ration of 4 seats to 1 stall taken from Real Tinto Traffic Study performed by Hales Eng.

Land Use Summary	
Overall Soccer Complex	40.88 Acres
- Includes area from Pod #2 for Soccer Complex	(1.55 Acres)
Boulden Parcel Townhomes	8.72 Acres
Pod #2 Area added to Townhomes	0.79 Acres

[illegible]

SCALE (HORIZ): 1" = 100'
SCALE (VERT): N/A
DRAWN BY: SPM
CHECKED BY: RHD
DATE: 01.07.2016



CONSULTANTS
3940 North Traverse Mountain Blvd., Suite 206
Lehi, Utah 84043 • Tel: 801.541.3040

WASATCH SOUTH HILLS

REAL SOCCER COMPLEX OPTION 9

HERRIMAN, UTAH

SHEET
C1

Feb. 4th



Land Use Application

Address or location of site (No Post Office Box #) 3600w Autumn Crest Dr.

Size of Parcel 48 acres

What is Requested (explain in detail)?
Request Conditional Use for Sports
Training Facility

If applicable, square footage of proposed building(s) or addition (all stories combined). _____

If the request is residential, how many and what type of units (apartment, condo, etc). _____

Property Owner's Name RSL Training Academy, LLC

Mailing Address 299s Main st. Ste 2400

Telephone 801-961-1182 Cell Number _____ E-mail Lindsay@retwasatch.com

Applicant John Lindsay

Mailing Address _____

Telephone _____ Cell Number _____ E-mail _____

Subject to Purchase or Lease: or Present Owner of Property: _____

Yes I am the authorized agent or owner of the subject property: X

Current Use of Subject Property Greenbelt

Proposed Development Name RSL Training Academy

For Herriman Use Only

Check Number _____ Date of Submittal _____ File Number 02C14

Filing Fee _____ Receipt Number _____ Accepted by _____



Date of Meeting: 02/04/16	
File #	01Z16
Applicant	RSL Training Academy, LLC
Address	15102 S 3200 W
Request	Proposed Rezone from A-1 to R-2-10

Request for 01Z16 - Meeting Date 2/4/2016

The applicant is requesting to rezone property from A-1 to R-2-10.

Site

The parcel is located at approximately 15102 S 3200 W and contains 17 acres.

Zoning

The site is zoned A-1.

General Plan

The general plan shows that the site is in the single family residential designation requiring a density of 2.6 – 4.5 units per acre.

Background

This property is located adjacent to the Wasatch South Hills PUD. The applicant has also submitted an application to amend their approved PUD to add the new acreage. The Master Development Agreement (MDA) allows additional acreage to be added to the PUD with the same overall density.

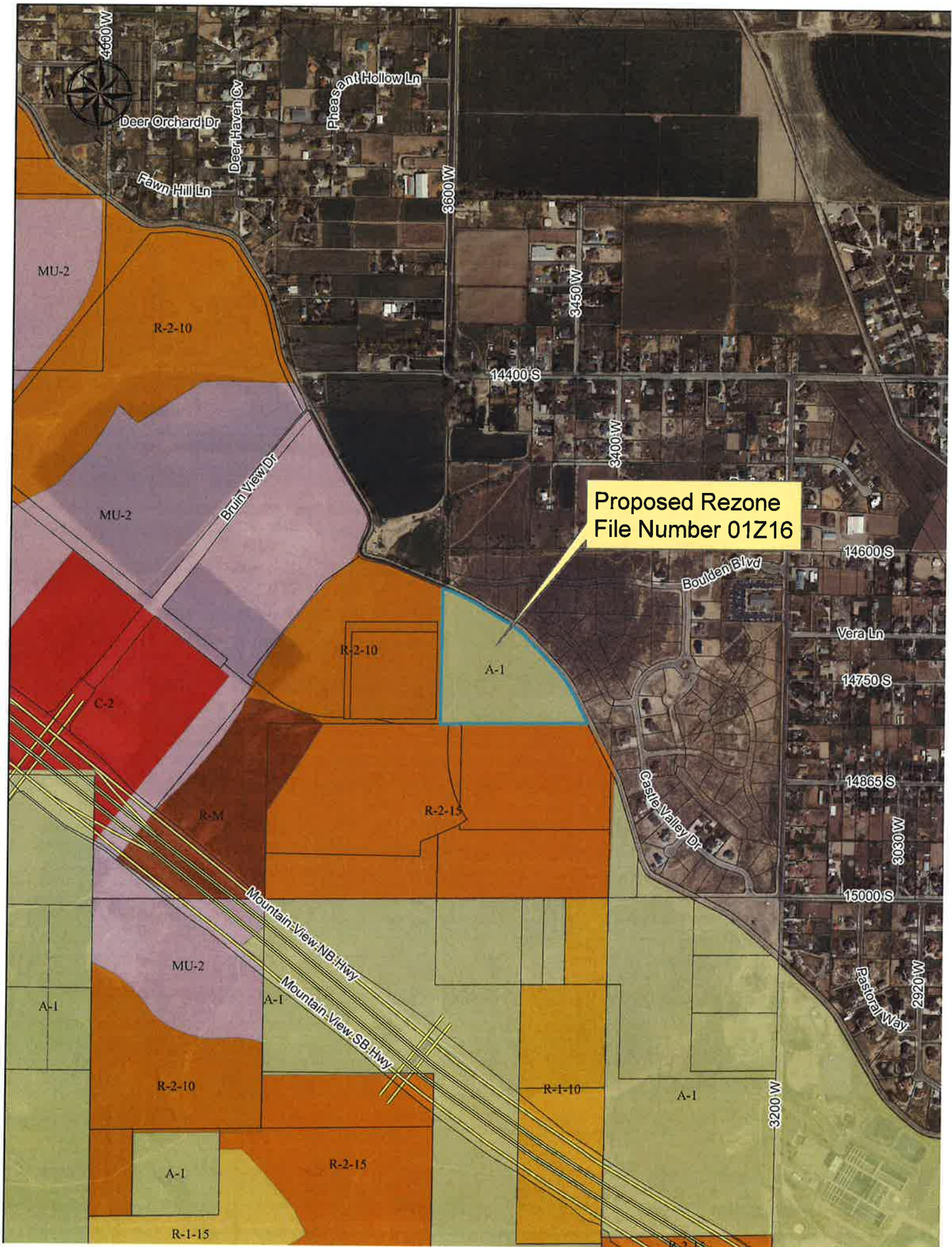
Issues

The applicant is proposing to zone the property R-2-10. The Wasatch South Hills PUD is approved at 4.5 units per acre overall.

The zoning and the amended MDA will need to be approved at the same meeting by the City Council. If the Council doesn't add the property to the MDA, then a zoning condition should be placed on the property for a density of 4.5 units per acre.

Recommendation

Staff recommends approval to rezone property from A-1 to R-2-10.



Feb. 4



Land Use Application

Address or location of site (No Post Office Box #) Parcel 33-08-403-001-0000

Size of Parcel 17 acres

What is Requested (explain in detail)?

Incorporate acquired land into
existing MDA with allocated density, re-zone to R-2-10, and
apply for Conditional Use.

If applicable, square footage of proposed building(s) or addition (all stories combined). _____

If the request is residential, how many and what type of units (apartment, condo, etc). _____

Property Owner's Name RSL Training Academy, LLC

Mailing Address 299 S Main, Ste 2408

Telephone 801-961-1182 Cell Number _____ E-mail _____

Applicant John Lindsay

Mailing Address _____

Telephone _____ Cell Number _____ E-mail _____

Subject to Purchase or Lease: _____ or Present Owner of Property: _____

Yes I am the authorized agent or owner of the subject property: _____

Current Use of Subject Property Greenbelt

Proposed Development Name RSL Training Academy

For Herriman Use Only

Check Number _____ Date of Submittal 1/14/16 File Number 01216

Filing Fee \$1320- Receipt Number _____ Accepted by _____



Date of Meeting: 02/04/16	
File #	02Z16
Applicant	Herriman City
Address	14199 S 4800 W
Request	Proposed Rezone from R-2-10 to C-2

Request for 02Z16 - Meeting Date 2/4/2016

Herriman City is requesting to rezone property from R-2-10 to C-2.

Site

The parcel is located at 14199 S 4800 W and contains 31 acres.

Zoning

The site is zoned R-2-10.

General Plan

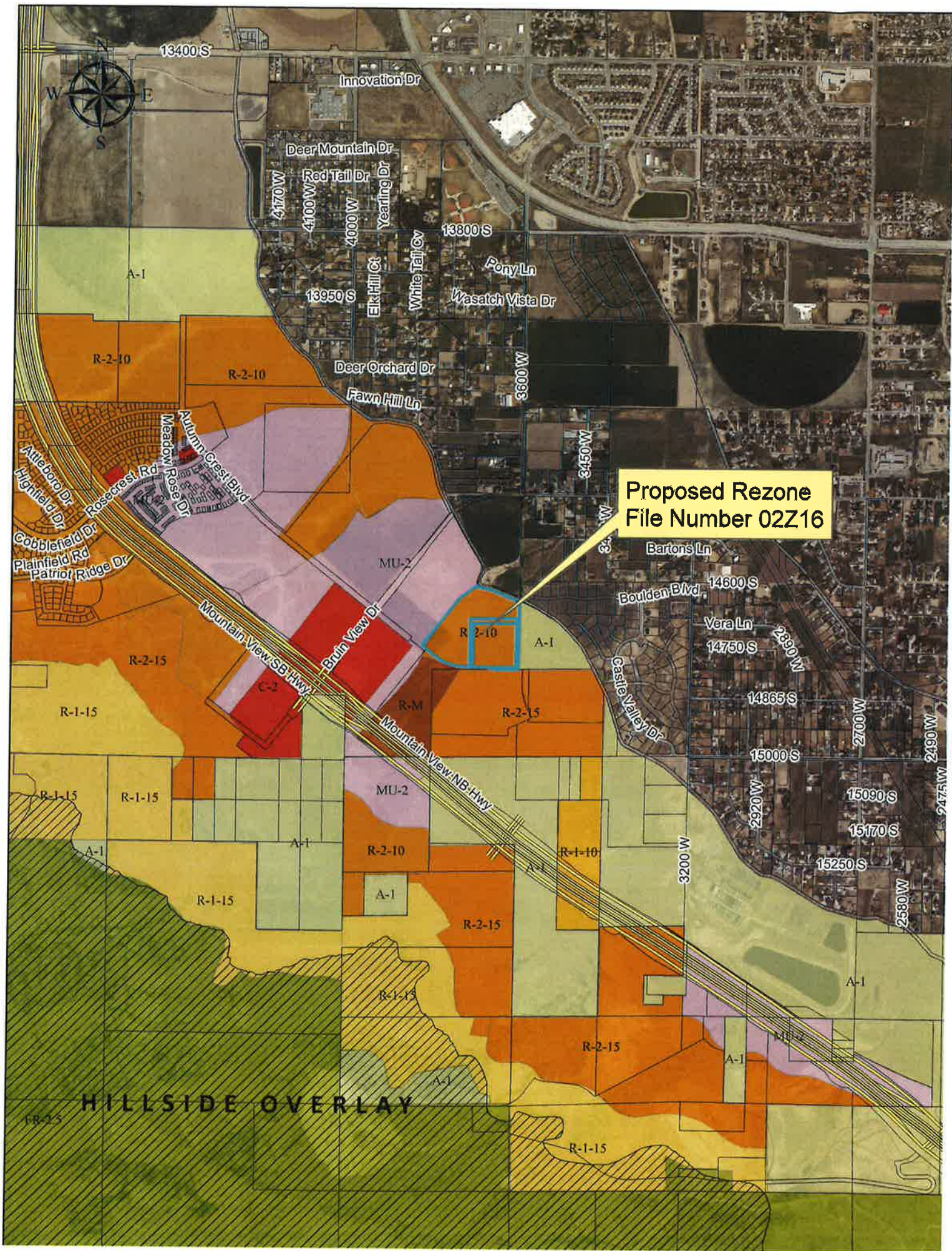
The general plan on this property shows mixed use and public/school. The general plan amendment is proposing this property as Parks and Recreation.

Background

The City recently acquired this property. The City is proposing to rezone the property to C-2 (Commercial) to allow for “commercial recreation” in order to accommodate a proposed soccer complex.

Recommendation

Staff recommends approval of the rezone from R-2-10 to C-2.





Date of Meeting: 02/04/16	
File #	03Z16
Applicant	Herriman City
Address	
Request	Text Change to Section 10-19-27 – Single Family Design Standards

Request for 03Z16 - Meeting Date 2/4/2016

Herriman City is asking for a text change to section 10-19-27 Single Family Design Standards.

Background

The Planning Commission approved the Single Family Design Standards in June, 2015. The text is meant to apply to all single family dwellings. The approved text has a section that only applies in the A-.25 zone. This text change is to remove the reference to the A-.25 zone so that it is clear the standards apply to single family homes in all zones.

Ordinance

Any detached single-family dwelling must meet the following, except as provided in subsection H of this section:

- A. Exterior materials for all buildings ~~in the A-.25 zone~~ shall include brick, stucco, stone, or other decorative masonry products including fiber-cement siding as approved by the planning commission.*

Recommendation

Staff recommends approval of the text change to section 10-19-27 Single Family Design Standards.

SINGLE-FAMILY DESIGN STANDARDS

Any detached single-family dwelling must meet the following, except as provided in subsection H of this section:

- A. Exterior materials for all buildings ~~in the A-.25 zone~~ shall include brick, stucco, stone, or other decorative masonry products including fiber-cement siding as approved by the planning commission. **A minimum of 40 percent of the front exterior and any side or rear viewable from the street shall be brick or stone.** Vinyl and wood siding are not permitted. However, shake shingles may be permitted as an accent material as approved. All sides of dwellings shall receive equal design consideration, particularly where they may be readily viewed by pedestrians and motorists, or from adjacent properties.
- B. Building colors and materials shall be reviewed by the Planning Commission at the time of subdivision approval. A materials board shall be submitted with each application.
- C. Single-family dwellings shall include a minimum two (2) car garage (minimum 22 feet by 22 feet, or approximate approved equivalent).
- D. In addition to the two (2) car garage, all single-family homes shall provide at least two (2) paved off-street parking spaces.
- E. The minimum total floor area, finished and unfinished, of any single-family dwelling shall be two thousand four hundred (2,400) square feet.
- F. Main buildings shall be constructed with minimum five to twelve (5:12) roof pitch.
- G. Building elevations shall vary so that the same house is not built within 3 lots or across the street from the same elevation.
- H. The Planning Commission may approve deviations from one or more of the developmental or architectural standards provided in this section on the basis of a finding that the architectural style proposed provides compensating design features.



Date of Meeting: 02/04/16	
File #	04Z16
Applicant	Herriman City
Address	
Request	Text Change to the Land Use Ordinance Regarding Accessory Buildings

Request for 04Z16 - Meeting Date 2/4/2016

Herriman City is asking for a text change regarding Accessory Buildings.

Background

Staff has prepared some information regarding accessory buildings in each different zone. We are not proposing any changes at this time. We would like you to review the information and be prepared to provide feedback during the meeting. We wanted to point out some of the different requirements in the zones and have a discussion on whether or not these should be more consistent, or perhaps change the requirements based on lot size. If the PC is fine with the current ordinance, then no changes need to be made. If the PC would like to see some changes, then staff will work on writing new text and bring it back at a future meeting.

Recommendation

Staff recommends holding the public hearing and giving direction to staff on any changes to the ordinance. The public hearing should be left open in order to allow discussion on any text changes that come back at the next meeting.

Accessory Buildings Discussion

Zone	Maximum Size/Yard Coverage
A-.25	one-half acre or smaller - 800 square feet one-half acre or larger - 1200 square feet No accessory building or group of accessory buildings shall cover more than twenty five (25% of the rear yard)
A-.50	No accessory building or group of accessory buildings shall cover more than twenty five (25% of the rear yard)
A-1	No accessory building or group of accessory buildings shall cover more than seventy (70% of the rear yard)
All R Zones	one-half acre or smaller - 800 square feet one-half acre or larger - 1200 square feet No accessory building or group of accessory buildings shall cover more than twenty (20% of the rear yard)

- * **SIDE/FRONT YARD SETBACKS** - If the building is in the side or front yard of the main building it must meet the subdivision side and front yard requirements of the main building. Accessory buildings located in the rear yard and atleast six feet (6') away from the main dwelling shall be a minimum side yard of not less than three feet (3').
- * **REAR YARD SETBACKS** - The mimimum rear yard setback is three feet (3'), except that on corner lots which rear upon the side yard of another lot, accessory building shall not be located closer than ten feet (10') to such side yards
- * **MAXIMUM HEIGHT** - Lot size of <.49 the maximum height is sixteen feet (16') Lot size of .50 acre or larger the maximum height is twenty feet (20") (midway between the lowest part of the eaves and the highest point of a pitched or hipped roof)
- * The Planning Commission may approve up to twenty five (25') if the side yards are increased to ten feet (10') each on 1/2 acre lots or larger.
- * **ELEVATIONS** - Elevations of accessory buildings must match the elevations of the main dwelling including colors and materials
- * **ACCESSORY BUILDINGS LARGER THAN 200 SQUARE FEET REQUIRE A BUILDING PERMIT**